

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Ind. & Com dept. - Proposal of M/s LuLu International Shopping Malls Pvt. Ltd (LISM) for establishment of Mega shopping mall in Visakhapatnam - Additional request of LISM on Lease rentals, security deposit & tenure of escalation – Approved- Orders – Issued.

INDUSTRIES AND COMMERCE (INFRA) DEPARTMENT

G.O.MS.No. 202

Dated: 14-10-2025

Read the following:

1. G.O.Ms.No.45, Ind. & Com (Infra) dept., dt:26.03.2025.
2. G.O.Rt.No.137, Ind. & Com. (Infra) Dept., Dated: 27.07.2025
3. From the VC&MD,APIIC , e.file No.APIIC-25/60/2025-PROJSEC-APIIC(C.No.2950847)
4. Minutes of the State Investment Promotion Committee (SIPC) meeting held on 07.10.2025
5. Minutes of the 11th State Investment Promotion Board (SIPB) meeting held on 08.10.2025

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ORDER:

In the G.O. 1st read above, Government authorized the APIIC to evaluate the proposal of M/s Lulu Group International and finalize with the approval of the competent authority. In the G.O. 2nd read above, Government approved the proposals of M/s. LuLu international Shopping Malls Pvt. Ltd (LISM) in Visakhapatnam, duly allotting 13.74 acres of lands in Harbour Park, Beach Road, Visakhapatnam by APIIC, on 99 years lease basis, for development of Mega shopping mall (13.5 Lakh sft) with Lulu Super market, Lulu fashion & Lulu Connect, Family Entertainment Center and Leased outlets, etc, with a grant of 3 year lease free period for implementation of the project as a special case and duly instructing the APIIC to adopt the Land leasing model as per “Andhra Pradesh Tourism Land Allotment Policy 2024–2029”, as a special case as per GO MS No.97, III&C Department 08.11.2019.

2. Subsequently, M/s. LuLu International Shopping Malls Pvt. Ltd (LISM) has submitted additional request towards finalization of Lease rentals, security deposit & tenure of escalation, to expedite the grounding of the Projects in the State of Andhra Pradesh.
3. Accordingly, the request of the M/s. LuLu International Shopping Malls Pvt. Ltd (LISM) has been placed before the State Investment Promotion Board (SIPB) meeting held on 08.10.2025 with the remarks of the State Investment Promotion Committee (SIPC) meeting held on 07.10.2025.

(P.T.O)

4. After careful consideration of the decision of the State Investment Promotion Board (SIPB) to expedite the grounding of the Project in the State of Andhra Pradesh, the Government hereby approves the additional proposal of M/s. LuLu International Shopping Malls Pvt. Ltd (LISM), as a special case, as follows:

- The Security deposit shall be fixed at INR 7.08 Cr
- Annual Lease Rentals shall be @ INR 7.08 Cr per annum from 2028 onwards (in alignment with the GO vide ref-2 cited above, on grant of 3 years rental free period).
- Escalation of Lease rental shall be @10% every 10 years.

5. The Director of Industries, AP and the VC&MD, APIIC and the District Collector, Visakhapatnam shall take necessary action accordingly, in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

N. YUVARAJ
SECRETARY TO GOVERNMENT

To

The Director of Industries, AP, APIIC tower, Mangalagiri.
The VC&MD., APIIC Ltd., APIIC Towers, Mangalagiri,
The District Collector, Vishakapatnam

Copy to:

M/s LuLu International Shopping Malls Pvt. Ltd (LISM) through APIIC
The OSD to Secretary to C.M., A.P. Secretariat.
The OSD to Hon'ble Minister (I&C and FP), A.P. Secretariat.
The OSD to Chief Secretary to Government, A.P. Secretariat.
The P.S. to Secretary to Govt.(I&C), A.P. Secretariat.
The GA (Cabinet) Department (w.r.t C.R.No.452/2025, dt:08.10.2025)
Sc/Sf(1797715)

//FORWARDED BY: ORDER//

SECTION OFFICER